

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-20501 - APPLICANT/OWNER: GREATER CARVER
MISSIONARY BAPTIST CHURCH**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions of Site Development Plan Review (SDR-20506) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit for a Church/House of Worship located at 1221 “J” Street. The project will allow for the expansion and operation of an existing church and associated worship facilities. Implementation of the proposed use will assist in sustaining a mature area of the city and appropriately addresses the revitalization goals identified in the General Plan. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	The Planning Commission recommended approval of companion item SDR-20506 concurrently with this application.
05/10/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #26/ja).
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
02/23/07	A Pre-application meeting was held and Planning staff advised the applicant of the Title 19 requirements with respect to the proposed expansion.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application or was one held.	

<i>Field Check</i>	
3/20/07	The project site is developed with an existing church sanctuary with a related parish hall and parking lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	L (Low Density Residential)	R-1 (Single-family Residential)
North	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
South	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
East	Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)
West	Undeveloped Single-family residential	L (Low Density Residential)	R-1 (Single-family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

The following parking requirements to the project in accordance with Title 19.04:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	10,520 square feet	1 space for every 4 fixed seats (216 fixed seats)	54	3	51	3	Y
SubTotal			54		54		
TOTAL			54		54		Y

ANALYSIS

The Church/House of Worship expansion project is located on property zoned R-1 zone which requires a Special Use Permit. As designed the proposed expansion will result in a sanctuary with 216 fixed seats. Per Title 19.04, required parking is one parking space for every four fixed seats. The project adequately addresses the parking requirement as a total of 54 parking spaces are incorporated into the site design with three handicapped accessible spaces.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The project will result in the continuation of a Church/House of Worship use that can benefit the surrounding residential community.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The project site is capable of accommodating the proposed expansion.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Vehicular access is available and adequate.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The project will not result in any adverse effects that negatively affect the surrounding residential community.

5. **The use meets all of the applicable conditions per Title 19.04.**

The project will conform to the special use conditions of Title 19.04.

PLANNING COMMISSION ACTION

Conditions were amended as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 247 by City Clerk

APPROVALS 0

PROTESTS 0